

Chapter 5

OFF STREET PARKING AND LOADING FACILITIES

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9-5-1: GENERAL PROVISIONS:

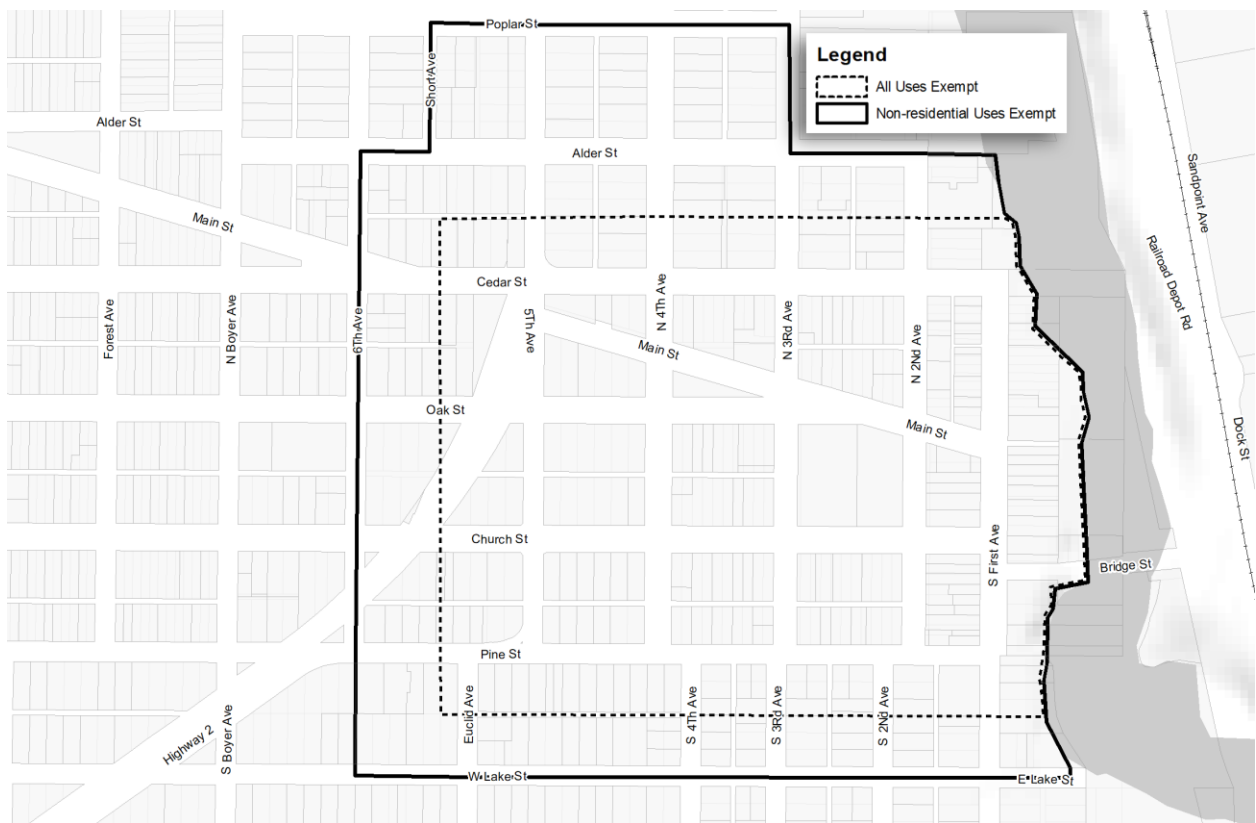
- A. No building or structure shall be erected, substantially altered (requiring a building permit), or its use changed unless permanently maintained off street parking and loading spaces have been provided in accordance with the provisions of this chapter.
- B. Whenever a building or structure existing prior to the effective date of this chapter changes use or is enlarged up to fifty percent (50%) in floor area, number of employees, seating capacity, number of dwelling units, or otherwise, to create a need for an increase in the number of existing parking and loading spaces, additional parking spaces shall-must be provided on the basis of the enlargement or change.
- C. Whenever a building or structure existing prior to the effective date of this chapter is enlarged to the extent of fifty percent (50%) or more in floor area, number of employees, seating capacity, number of dwelling units, or otherwise, to create a need for an increase in the number of existing parking and loading spaces, said building or structure shall-must then and thereafter comply with the full parking requirements set forth herein.
- D. Whenever a building or structure constructed after the effective date of this chapter changes use or is enlarged in floor area, number of employees, number of dwelling units, seating capacity, or otherwise, to create a need for an increase in the number of existing parking and loading spaces, said building or structure shall-must then and thereafter comply with the full parking requirements set forth herein.

E. Parking Demand Analysis: Minimum or maximum parking space requirements may be reduced or expanded by the Planning Director upon completion of a Parking Demand Analysis demonstrating the actual demands of the project are less than the minimum or more than the maximum requirements of this code. A Parking Demand Analysis must be prepared by a registered professional traffic engineer licensed in the State of Idaho and must include analysis of multi-modal transportation and proximity to transit. If for any reason the parking and loading space requirements of this chapter can be shown to be unusually high, then the parking and loading space provisions cited herein may be reduced proportionally by the commission.

F. Buildings within the boundaries of First Avenue, Cedar Street, Fifth Avenue and Pine Street plus one-half ($\frac{1}{2}$) block extending outward are exempt from the parking minimum requirements of this chapter. (Ord. 1198, 2-11-2009)

G. Non-residential uses within the following boundaries of are exempt from the parking minimum requirements of this chapter: Beginning at the intersection of Short Ave and Poplar St; thence East to the intersection of Poplar St and Third Ave; thence South to the intersection of Alder St and Third Ave; thence East to the high water mark of Sand Creek; thence Southerly along the artificial high water mark of Sand Creek (defined as 2,066.4' using the NAVD88 vertical datum or 2062.5' using the NGVD29 vertical datum) to its intersection with Lake St; thence West to the intersection of Lake St and Euclid Ave; thence West one-half block; thence North to the intersection of Sixth Ave and Alder St; thence East to the intersection of Alder St and Short Ave; thence north to the point of beginning.

H. Map of exempted minimum parking space requirements per subsections F and G above:



9-5-2: LOCATION OF PARKING SPACES:

The following regulations shall govern the location of off street parking spaces and areas:

- A. Parking spaces for all residential dwelling units with a density of less than ten (10) units per acre ~~shall~~must be located on the same site as the use which they are intended to serve.
- B. Parking spaces for apartments, dormitories, or similar residential uses with a density of greater than ten (10) units per acre ~~shall~~must be located not more than three hundred feet (300') from the principal use.
- C. Parking spaces for commercial, industrial or institutional uses ~~shall~~must be located not more than ~~eight hundred~~one thousand feet (~~800'~~1000') from the principal use. (Ord. 652, 4-16-1979)

9-5-3: ~~JOINT USE~~SHARED PARKING REDUCTION:

- A. Subject to compliance with other applicable requirements of City Codes, the Planning Director may approve shared development or use of parking facilities for two (2) or more uses if:
 - 1. A convenient pedestrian connection between the properties or uses exists; and
 - 2. The properties are within one thousand (1,000) feet of each other
- B. Where the uses to be served by shared parking do not overlap their hours of operation, the property owner or owners must provide parking stalls equal to the greater of the applicable individual parking requirements. Where a use change occurs within the development causing an overlapping of use hours, parking requirements must be reassessed. For the purposes of this provision, residential parking use hours shall be from 5pm to 6:30am daily.
- C. Where the uses to be served by shared parking have overlapping hours of operation, the Planning Director may approve a reduction of the total required parking stalls if the reduction is supported by a parking demand analysis performed by a registered professional traffic engineer licensed in the State of Idaho.
- D. Documentation Required: Prior to establishing shared parking or any use to be served thereby, the property owner or owners must file with the County Recorder's Office or its successor agency, a written agreement approved by the Planning Director providing for the shared parking use. A copy of the written agreement must be retained by the Planning Director in the project file. The agreement must be recorded on the title records of each affected property.

~~Two (2) or more nonresidential uses may jointly provide and use parking spaces when their hours of operation do not normally overlap; provided, that a written agreement approved by the commission shall be filed with the application for a building permit. (Ord. 652, 4-16-1979)~~

9-5-4: ACCESS AND MANEUVERING AREA:

- A. Any parking area ~~shall~~must be designed in such a manner that any vehicle entering or leaving the parking area from or onto a public or private street ~~shall~~must be traveling in a forward

motion. Residential uses with a density of less than ten (10) units per acre are exempt from this requirement.

- B. Access of driveways for parking areas or loading spaces shall must be located in such a way that any vehicle entering or leaving such lot shall must be clearly visible for a reasonable distance to any pedestrian or motorist approaching the access or driveway from a public or private street.
- C. All maneuvering areas, ramps, access drives, etc., shall must be provided on the property on which the parking facility is located; however, if such facility adjoins an alley, such alley may be used as a maneuvering area. Residential uses with a density of less than ten (10) units per acre are exempt from this chapter. (Ord. 652, 4-16-1979)

9-5-5: WIDTH OF DRIVEWAYS:

Driveways serving individual parking spaces shall not be less than twenty five feet (25') wide for ninety degree (90°) parking, twenty feet (20') wide for sixty degree (60°) parking, fifteen feet (15') wide for forty five degree (45°) parking, and twelve feet (12') wide for parallel parking (see diagram, section 9-5-19 of this chapter). (Ord. 652, 4-16-1979)

9-5-65: MINIMUM DISTANCE AND SETBACKS:

- A. No part of any parking area for more than ten (10) vehicles shall be closer than twenty feet (20') to any dwelling unit, school, hospital, church or other institution for human care located on an adjoining lot, unless separated by an acceptably designed screen approved by the commission (see section 9-5-14 of this chapter).
- BA. No portion of any parking facility, except driveways and approaches, shall be located within five feet (5') of the front or side property lines. Commercial and industrial uses are exempt from this requirement.
- CB. No portion of any parking facility shall obstruct the visibility, for a reasonable distance, of motorists using any public or private street. (Ord. 652, 4-16-1979)

9-5-76: SURFACING:

- A. Hard surfacing of all parking facilities shall be required. All hard surfacing must comply with all other applicable city codes including the storm water management code.
 - 1. All hard surfacing must be completed before a certificate of occupancy is issued. In the event that hard surfacing cannot be timely completed due to inclement weather, the city may issue a temporary certificate of occupancy if an agreement secured by a bond or other security acceptable to the city in an amount of one hundred fifty percent (150%) of the costs of the hard surfacing is provided to the city. In the event a cash security is provided, no interest shall accrue to the party providing the cash. All agreements shall must include such terms as may be reasonable in the circumstances including a requirement that the paving be completed within six (6) months of the agreement and if not that the city in the city's sole discretion use the security to complete the hard surfacing.
- B. Driveways and approaches to a parking facility abutting a street improved with curbs and gutters shall must be paved with hard surfacing to their full width for a minimum of twenty feet (20') in

depth from the street right of way, or where there is a lesser setback, the hard surfacing ~~shall~~ must be from the street to the parking facility.

- C. Any building lot in a commercial zone used in whole or in part as a parking facility and which abuts a city street with curbs and gutters ~~shall~~ must be improved with sidewalks in accordance with city specifications. (Ord. 1084, 6-2-2003)

D. Within the Industrial General (IG) Zone, the hard surfacing requirement may be waived, with certain conditions, by the city engineer.

9-5-~~87~~: DRAINAGE:

- A. All parking and loading areas ~~shall~~ must provide for proper drainage of surface water to prevent the drainage of such water onto adjacent properties.
- B. Provisions ~~shall~~ must be made in the construction and maintenance of the drainage facilities to protect the quality of stormwater from oils, silt and other contaminants. (Ord. 652, 4-16-1979)
- C. In areas where a proper storm drainage system is not available at the time of parking facility construction, the on site drainage system ~~shall~~ must be located and constructed ~~such that it can be connected to a new storm drainage system with a minimum of disruption and expense. The design of such a drainage system shall be approved by the public works director in accordance with Title 11, Chapter 3 of this code (Stormwater Management Ordinance).~~ (Ord. 652, 4-16-1979; amd. 1983 Code; Ord. 1318, 10-21-2015)

9-5-~~98~~: MAINTENANCE:

- A. The owner of property used for parking and/or loading shall maintain the facility in accordance with good practice without holes and free of all snow, dust, trash and other debris.
- B. Failure to keep the parking lot surfaces reasonably clean of snow and debris, failure to keep storm catch basins properly clean and functioning, and failure to remove and replace dead plant material or to remove noxious weeds shall be specifically included in the term "failure to maintain the facility in accordance with good practice" and shall be deemed a violation of the zoning ordinance and therefore subject to the penalties as established. (Ord. 652, 4-16-1979)

9-5-~~109~~: LIGHTING:

- A. Any parking area which is intended to be used during nondaylight hours shall be properly illuminated to avoid accidents. Residential uses are exempt from this requirement.
- B. Any lights used to illuminate a parking lot ~~shall~~ must be so arranged as to reflect the light away from the adjoining property. (Ord. 652, 4-16-1979)

~~I. Lighting:~~ C. Parking lot lighting should be designed to provide the minimum lighting necessary to ensure adequate vision and comfort in parking areas while avoiding glare and direct illumination of adjacent properties or streets. All parking lot lighting requirements shall also apply to interior drives and other areas on the property used by vehicles. High pressure sodium lights shall be required.

1. Lighting Fixtures: All lighting fixtures providing illumination for parking lots shall ~~shall~~ **must** direct light downward (in keeping with Illuminating Engineering Society Of North America, IESNA, standards).
2. Maximum Mounting Height: The maximum mounting height for all parking lot illuminating light fixtures shall be twenty feet (20').
3. Timers Required: Lighting ~~shall~~ **must** be on a timer which turns off all unnecessary lights when the lot is not in use to reduce glare in the surrounding neighborhoods and to save energy.
4. Decorative Lighting: The city standard decorative lighting shall be required in the downtown revitalization area.

9-5-~~4110~~: WHEEL BLOCKS:

- A. Whenever a parking lot extends to a property line, wheel blocks or other suitable devices ~~shall~~ **must** be installed to prevent any part of a parked vehicle from extending beyond the property line. (Ord. 652, 4-16-1979)
- B. Where parking stalls abut sidewalks or walkways that leave less than a four foot (4') wide pedestrian travel zone due to vehicle overhang, ~~Wheel-wheel~~ blocks or other suitable devices shall ~~may~~ be required by the City in order to maintain accessibility-. Wider sidewalks or pathways, however, shall be preferred. within any parking facility where the public works director determines it is necessary to maintain an orderly parking pattern. (Ord. 652, 4-16-1979; amd. 1983 Code; Ord. 1318, 10-21-2015)

9-5-~~4211~~: SIGNS:

- A. The entrances and exits to the parking area ~~shall~~ **must** be clearly marked.
- B. Parking areas having more than one aisle or driveway ~~shall~~ **must** have directional signs or markings in each driveway or aisle.
- C. Parking area directional signs ~~shall~~ **must** have a maximum size of four (4) square feet. (Ord. 652, 4-16-1979)

9-5-~~4312~~: STRIPING:

- All parking areas with a capacity over ten (10) vehicles ~~shall~~ **must** be striped with double lines, two inches (2") in width and six inches (6") both sides of center between stalls, to facilitate the movement into and out of the parking stalls. (Ord. 652, 4-16-1979)

9-5-~~4413~~: SCREENING AND/OR LANDSCAPING:

- A. Parking Lot Minimum Landscaping: A minimum of ten percent (10%) of gross paved areas used for parking lots within the city of Sandpoint ~~shall~~ **must** be landscaped. Slopes and other areas between a parking area and sidewalks, street rights of way or property lines ~~shall~~ **must** be landscaped with a minimum five foot (5') buffer containing grass, hardy shrubs, trees or evergreen ground cover and ~~shall~~ **must** be maintained in a consistent condition acceptable to the

city. A minimum of fifty percent (50%) of the required buffer yard ~~shall~~must be made up of hardy shrubs, fifty percent (50%) of which shall be evergreen and shall reach a height of four feet (4') within five (5) years. The five foot (5') buffer may be reduced when at least five feet (5') of landscaped area exists between the sidewalk and curb. Dead landscaping ~~will~~must promptly be replaced. It shall be a violation of this chapter if an owner fails to replace dead landscaping with the same or other landscaping approved by the ~~planning department~~City within one month ~~of notification by the City~~ or as is seasonably acceptable.

- B. ~~Residential Districts~~Proximity Standards: Whenever a parking area providing more than ten (10) vehicle spaces is located in or adjacent to a residential district, dwelling unit, school, hospital, church or other institution for human care, it ~~shall~~must be effectively screened on all sides abutting any ~~property used for residential purposes, such property~~ by a five foot (5') buffer area with an acceptably designed wall, fence or planting screen. Alternatively, the buffer area may be reduced to three feet (3') if a decorative screen fence is erected with evergreen shrubs of at least two (2) gallon size planted at the base. Such fence, wall or planting screen ~~shall~~must not be less than four feet (4') nor more than six feet (6') in height and maintained in good condition. The space between such fence, wall or planting screen, and the lot line of the adjoining premises in any residential district ~~shall~~must be landscaped with grass, hardy shrubs, or evergreen ground cover and maintained in good condition. In the event that terrain or other natural features are such that the erection of such fence, walls or planting screen will not serve the intended purpose, the ~~commission~~Planning Director may waive specifically this requirement.

~~C. Parking Facilities Of Twenty Or More Spaces: All parking facilities of twenty (20) or more parking spaces which abut a street right of way shall provide, on site, one tree for every ten (10) parking spaces or fraction thereof unless specifically exempted by the commission.~~

- ~~DC.~~ Parking Facilities Abutting Street Right Of Way: Parking facilities which abut a street right of way ~~shall~~must provide one street tree for every twenty five feet (25') of property abutting such right of way. Should the planting of such a street tree be physically unfeasible, the ~~commission~~Public Works and/or Planning Department may require suitable landscaping abutting the street right of way.

- ~~ED.~~ Material And Spacing Planting Requirements: Parking lot landscaping ~~shall~~must consist of, but not be limited to, a mix of deciduous ~~and evergreen~~ trees, evergreen shrubs, and ground cover ~~comprised of acceptable cultivars as determined by the city arborist~~. Tree species ~~shall~~must be of the types listed on the "city City of Sandpoint approved street tree list" (as adopted by resolution), or approved by the ~~city arborist~~Urban Forester. All trees must be planted with a minimum 1.5 inch caliper. Street trees shall be a minimum 2.0 inch dbh. Interior landscaping shall be provided and shall include trees of at least 1.5 inch dbh every thirty (30) spaces. To ensure proper growth of vegetation, Aall interior planting beds ~~shall~~msut have a minimum dimension of six feet (6') at the narrowest point with a soil depth appropriate for the trees selected.

E. Parking Lots Between Twenty (20) to Thirty (30) Spaces: One tree for every ten (10) parking spaces or the larger fraction thereof must be provided.

- F. Parking Lots Exceeding Thirty (30) Spaces: The following additional regulations apply ~~to parking lots exceeding thirty (30) spaces~~:

1. Parking areas ~~should~~must include a minimum fifteen foot (15') landscaped buffer from residential ~~uses (not zoned commercial) zones~~, and be divided into smaller areas interconnected by landscaped aisles to reduce vehicle speed and protect pedestrians. No

parking space shall be more than sixty feet (60') from a landscaped area, and there shall must be at least one tree for each three hundred (300) square feet of required landscape area.

2. Required shade trees shall must be of such species and canopy to provide a minimum of predicted twenty five percent (25%) thirty percent (30%) canopy cover of the parking area after a ten (10) year growth period at maturity. Eligible tree canopy must be directly over parking lot.

3. A timed and automated irrigation system shall be provided for all required landscaping and maintained in a workmanlike manner.

G. Parking Lot Directional Signs: Parking lots not visible from streets must have clearly visible directional signs approved during the site plan review process.

H. Screening Equipment; Noise: Mechanical equipment, utility facilities, and garbage containers shall must be screened in such a manner so as not to be visible from abutting residential property owners. A fence may be used to provide this screening. Mechanical equipment creating noise shall must be placed as far from residential uses as practical and in keeping with access and maintenance requirements, and shall must have noise buffering if placed in the vicinity of residential uses.

~~I. Lighting: Parking lot lighting should be designed to provide the minimum lighting necessary to ensure adequate vision and comfort in parking areas while avoiding glare and direct illumination of adjacent properties or streets. All parking lot lighting requirements shall also apply to interior drives and other areas on the property used by vehicles. High pressure sodium lights shall be required.~~

~~1. Lighting Fixtures: All lighting fixtures providing illumination for parking lots shall direct light downward (in keeping with Illuminating Engineering Society Of North America, IESNA, standards).~~

~~2. Maximum Mounting Height: The maximum mounting height for all parking lot illuminating light fixtures shall be twenty feet (20').~~

~~3. Timers Required: Lighting shall be on a timer which turns off all unnecessary lights when the lot is not in use to reduce glare in the surrounding neighborhoods and to save energy.~~

~~4. Decorative Lighting: The city standard decorative lighting shall be required in the downtown revitalization area.~~

J. Snow Storage: Areas for snow storage shall must be designated in site plans and provided for in development or redevelopment of property.

K. Pedestrian Access: Parking lots shall must be designed so that pedestrian and automobile patrons have a clearly marked path from each business entrance to the nearest sidewalk to each adjacent street. This can must be accomplished utilizing landscaping and/or decorative pavers or sidewalk type walkways. The planning commission may waive this requirement for lots smaller than thirty (30) spaces when it creates undue hardship.

L. Exemptions:

1. Single-family residential off street parking areas ~~and multi-story parking facilities~~ are exempt from ~~the above regulation~~ this sub-section.
2. Auto and vehicle dealers are exempt from providing landscaping within the interior of the sales and display area.
3. Landscaping requirements may be modified by the ~~planning commission~~ Planning Director for a specific site when soil or slope limitations make strict adherence impractical, when safety considerations are involved, especially in the clear vision triangle, ~~for sites within the Industrial General Zone and for multi-story parking facilities~~.
4. Parking areas within the Industrial General zone shall only be required to adhere to the requirements of Section 9-5-13.A: Parking Lot Minimum Landscaping.
5. Existing parking lots. Expansions of existing parking lots shall not be exempt.

~~M.L. Application Of Section: The requirements of this section shall apply to existing parking lots in the following circumstances:~~

~~1. Where additional building square footage is constructed.~~

~~2. Where a change of use increasing parking requirements occurs.~~

~~3. Where building remodeling increases the value of a structure by thirty percent (30%) or more. In such instances a property owner would not be penalized if some parking spaces were lost in meeting the requirements of this section. (Ord. 1149, 5-17-2006)~~

9-5-~~15~~14: PARTIALLY DISMANTLED, NONOPERATING, WRECKED OR JUNKED VEHICLES: ACCESSIBLE PARKING SPACES

~~The parking of a partially dismantled, nonoperating, wrecked or junked vehicle on a city right of way within a residential or commercial district in violation of title 6, chapter 3 of this code shall be prohibited. (Ord. 808, 7-15-1985)~~ All parking facilities must provide accessible parking spaces as required by the ADA Standards for Accessible Design of the Americans With Disabilities Act.

9-5-~~16~~15: DESIGN AND DIMENSIONAL STANDARDS:

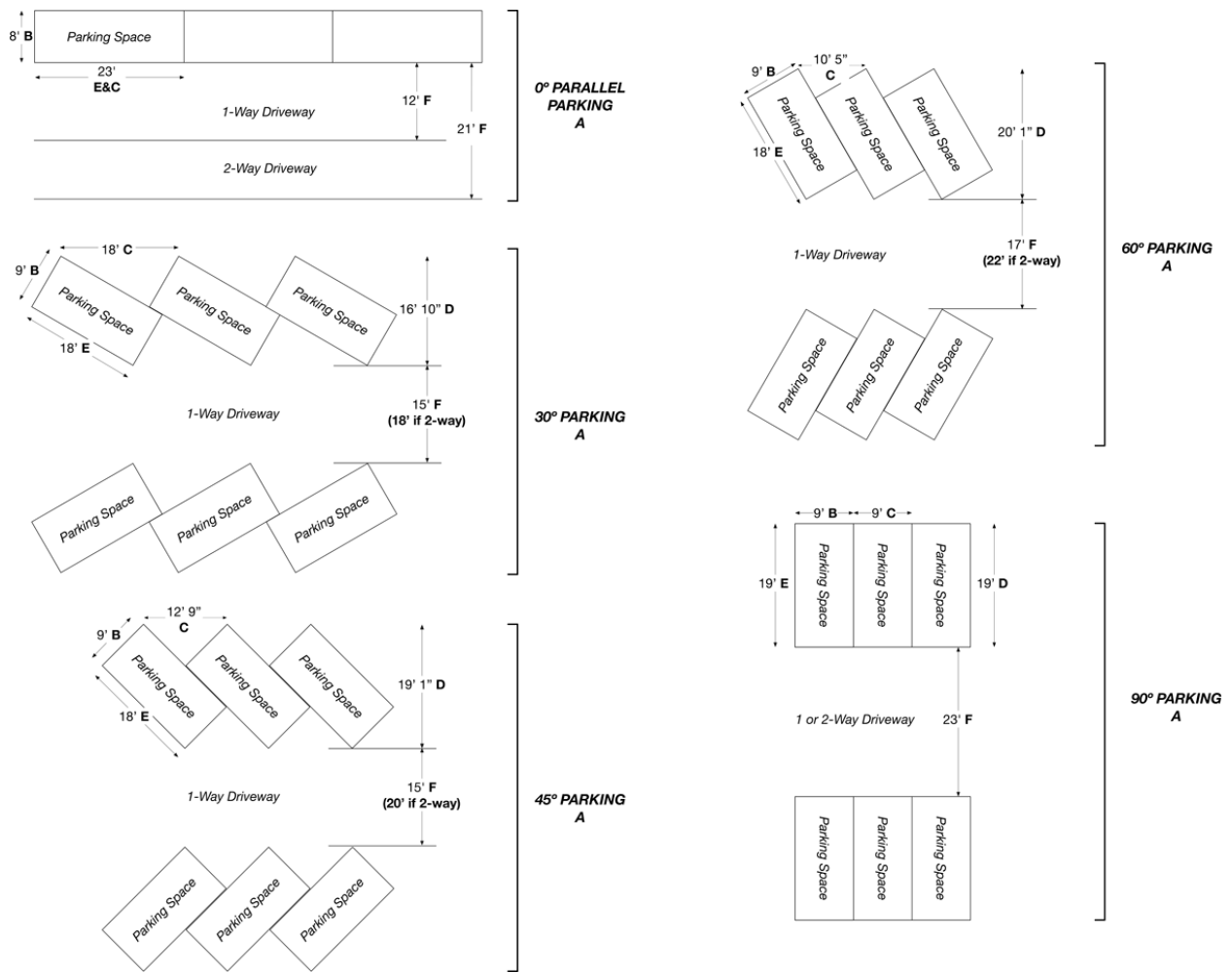
- A. All parking facilities ~~shall~~ must be designed to city standards ~~and approved by the public works director~~. Plans for parking facilities are required prior to construction and shall indicate ingress, egress, grade, drainage facilities, location of all plantings, base and surface materials. (Ord. 652, 4-16-1979; amd. 1983 Code; Ord. 1318, 10-21-2015)
- B. All nonresident parking facilities with more than twenty (20) parking spaces shall provide the equivalent of four (4) bicycle spaces for every twenty (20) parking spaces included in the facility, for the temporary storage of bicycles. Space for bicycle storage shall be designed to accommodate bikes parked parallel to the rack and support bicycles upright by their frame at two (2) points of contact. The minimum distance between side by side racks should be thirty six inches (36") or greater. The minimum distance between end to end racks should be sixty inches

(60") or greater. Racks shall be permanently anchored into a hard surface. Bicycle spaces shall be located within fifty feet (50') of the building entrance and well lit. (Ord. 1336, 11-2-2016)

~~C. All nonresident parking facilities with more than twenty (20) parking spaces shall provide and reserve one such parking space for every twenty (20) parking spaces included in the facility for the handicapped in accordance with federal standard specifications for facilities of the handicapped. (Ord. 652, 4-16-1979)~~
D. Off street parking spaces must be provided in accordance with the following minimum standards: (Ord. 652, 4-16-1979)

<u>Parking Angle</u>	<u>Parking Space Width</u>	<u>Curb Length Per Stall</u>	<u>Stall Depth From Curb Edge</u>	<u>Parking Space Depth</u>	<u>1-way Driveway Width</u>	<u>2-way Driveway Width</u>
<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>	<u>E</u>	<u>F</u>	<u>F</u>
<u>For Standard Vehicles:</u>						
0°	8 ft.	23 ft.	8 ft.	23 ft.	12 ft.	21 ft.
30°	9 ft.	18 ft.	16 ft. - 10 in.	18 ft.	15 ft.	18 ft.
45°	9 ft.	12 ft. - 9 in.	19 ft. - 1 in.	18 ft.	15 ft.	20 ft.
60°	9 ft.	10 ft. - 5 in.	20 ft. - 1 in.	18 ft.	17 ft.	22 ft.
90°	9 ft.	9 ft.	19 ft.	19 ft.	23 ft.	23 ft.
<u>For Compact Vehicles:</u>						
0°	7 ft. - 6 in.	18 ft.	7 ft. - 6 in.	18 ft.	12 ft.	21 ft.
30°	7 ft. - 6 in.	15 ft.	14 ft.	15 ft.	15 ft.	18 ft.
45°	7 ft. - 6 in.	10 ft. - 7 in.	15 ft. - 11 in.	15 ft.	15 ft.	20 ft.
60°	7 ft. - 6 in.	8 ft. - 8 in.	16 ft. - 9 in.	15 ft.	15 ft.	22 ft.
90°	7 ft. - 6 in.	7 ft. - 6 in.	15 ft.	15 ft.	23 ft.	23 ft.

Diagram, Parking Space Minimum Design and Dimensions (For Standard Vehicles):



E. Additional Standards for Compact Car Parking:

1. If the total number of required parking spaces is less than ten (10), no compact car spaces shall be provided.
2. If the total number of required parking spaces equals ten (10), then one parking space may be for compact cars. For each four (4) spaces in excess of ten (10), one space for compact cars may be provided.
- 4.3. Each compact car parking space shall be marked for such use.

9-5-4716: MINIMUM AND MAXIMUM SURFACE PARKING SPACE REQUIREMENTS:

Type Of Use	Parking Spaces Required
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A.	Residential: Values shall be held as <u>the</u> minimums:	
	<u>Apartments, duplexes, townhouses or multi-family dwellings under eight hundred (800) square feet of living space per unit-</u>	<u>1.4</u> for each unit
	<u>Apartments, duplexes, townhouses or multi-family dwellings over eight hundred (800) square feet of living space per unit</u>	<u>1.4 for each unit</u>
	<u>Detached Single Family Homes with three (3) bedrooms or less</u>	<u>1 for each unit</u>
	<u>Detached Single Family Homes with more than three (3) bedrooms</u>	<u>2 for each unit</u>
	<u>Accessory Dwelling Units</u>	<u>1 for each unit</u>
	<u>Cottage Developments in accordance with Title 9, Chapter 4 of this code.</u>	<u>1 for each unit</u>
-	<u>Bed and breakfast-</u>	<u>- 2 for the owner living on premises plus 1 per room rented-</u>
	<u>Boarding houses, rooming houses, dormitories and fraternity houses which have sleeping rooms, lodging, or rooming house</u>	<u>2.1 for each sleeping room or 2 for each permanent occupant-</u>
	<u>Group Homes</u>	<u>2 for each unit</u>
-	<u>Single family or two-family dwelling-</u>	<u>- 1.4 for each unit-</u>
B.	Commercial: Values shall be held as <u>the</u> minimum and maximum allowable quantities . The maximum amount of <u>parking spaces allowed shall be no more than 20% above the minimum requirement. Structured parking shall be exempt from the parking maximum requirements.</u>	

	Banks, financial institutions and similar uses	1 for each <u>every 200-500</u> square feet of floor area
	Bowling alleys	1 for each 3 patrons based on maximum legal occupancy <u>2 for each alley</u>
	Dance floors, skating rinks	1 for each <u>every 3 patrons based on maximum legal occupancy</u> 500 square feet of floor area
	Dining rooms, restaurants, taverns, nightclubs, etc.	1 for each <u>every 3 patrons based on maximum legal occupancy</u> 300 square feet of floor area
	Funeral parlors, mortuaries	1 for each <u>every</u> 100 square feet of floor area open to the public
	Hotels, motels	<u>1 space for each room or unit; plus as required for accessory uses, such as restaurants, meeting halls, etc.</u> 1 for each sleeping room plus 1 for each 2 employees
	<u>Hostels</u>	<u>1 for every 4 beds</u>
	Medical or dental clinics	<u>1 for every 500 square feet of floor area of examination, treatment, office, and waiting rooms</u> 5 for each physician, surgeon or dentist
	Offices, public or professional administration and services	1 for each <u>every 300-500</u> square feet of floor area
	Retail stores	1 for each <u>every 250-350</u> square feet of floor area
	<u>Retail sales and services of large items, such as appliances, furniture and equipment</u>	<u>1 for every 800 square feet of floor area</u>
	Service stations providing repair, public garages	1 for each 2 gasoline pumps and 2 for each service bay
	All other types of business or commercial uses permitted in any commercial zone	1 for each 300 <u>350</u> square feet of floor area
C.	Entertainment <u>and Recreation</u> : Values shall be held as <u>the</u> minimum and maximum allowable quantities . <u>The maximum amount of parking spaces</u>	

	<u>allowed shall be no more than 20% above the minimum requirement. Structured parking shall be exempt from the parking maximum requirements.</u>	
	Auditoriums, sport arenas, theaters and similar uses	1 for each <u>4-5</u> seats; 20 inches of bench shall be considered 1 seat
	Private clubs or lodges	1 for <u>each 3 patrons based on the maximum legal occupancy every 350 square feet of floor area</u>
	Swimming pools, public or community clubs	1 for each 5 persons' capacity plus 1 for each 4 seats or 1 for each 30 square feet of floor area used for seating purposes, whichever is greater
	<u>Fitness Centers</u>	<u>1 for every 400 square feet of floor area</u>
D.	Institutional: Values shall be held as <u>the</u> minimum and maximum allowable quantities:	
	Churches and other places of religious assembly	1 for each 5 seats; 20 inches of bench shall be considered 1 seat
	Hospitals	1 for each bed
	Libraries, museums, art galleries	1 for each <u>400-500</u> square feet of floor area
	Sanatoriums, homes for the aged, nursing homes, children's homes and similar uses	1 for each 2 beds
E.	Schools (Public, Private Or Parochial): Values shall be held as <u>the</u> minimum and maximum allowable quantities:	
	Business, technical and trade schools	1 for each 2 students
	Colleges, universities	1 for each 4 students
	Elementary, high schools	1 for every teacher and employee, 1 for every 4 students normally enrolled that are over the legal driving age, and 1 for every 4 seats in auditoriums, gymnasiums or stadiums. Parking spaces provided for the school may be considered as parking for the public assembly areas

	Kindergartens, <u>daycares</u> , childcare centers, nursery schools and similar uses	<u>Where the number of children plus employees is less than 13, 2 off street parking spaces shall be provided. Where the number of children is equal to or greater than 13, 1 off street parking space for each 5 children or a fraction thereof shall be provided² for each classroom but not less than 4 for the building</u>
F.	Industrial: Values shall be held as minimum allowable quantities: <u>.</u>	
	All types of manufacturing, storage and , wholesale <u>and freight</u> uses permitted in any industrial district	<u>1 for every 2 employees (on the largest shift for which the building is designed) plus 1 for each motor vehicle used in the business each 1000 square feet of floor area</u>
-	Cartage, express, parcel delivery and freight terminals	1 for every 2 employees (on the largest shift for which the building is designed) and 1 for each motor vehicle maintained on the property

(Ord. 1198, 2-11-2009; amd. Ord. 1336, 11-2-2016)

~~When mixed uses exist, the parking facilities shall be the sum of the requirements for the various uses computed separately.~~ Parking spaces for other permitted or conditional uses not listed in this section shall be determined by the ~~public works director~~ Planning Director.

9-5-17: PARKING CREDITS:

- A. For every six (6) nonrequired bicycle parking spaces created within any commercial or industrial zone which adhere to the standards set forth in section 9-5-16, "Design Standards", of this chapter, motor vehicle parking space requirements may be reduced by one space; up to a maximum of two (2) off street parking spaces. (Ord. 1336, 11-2-2016)
- B. Motorcycle Parking: For every two (2) motorcycle parking spaces provided for any multifamily, commercial or industrial project, the number of standard vehicle spaces may be reduced by one (1) space up to a maximum of two (2) spaces. Motorcycle parking spaces must be at least four feet (4') wide and ten feet (10') deep with a minimum of ten feet (10') of backup space provided.
- C. Transit-Supported Development: For residential multifamily, commercial, industrial, institutional projects and schools, the minimum parking space requirements for uses established by receipt of a complete permit or license within 1,320 feet of a public transit stop shall be reduced by twenty percent (20%).
- D. Affordable Housing Deed Restrictions: The minimum parking space requirements for developments that contain a deed restriction for affordable housing shall be reduced by twenty (20%). Such development must adhere to the following standards:

1. At least fifty percent (50%) of the units must be deed restricted to provide for affordable rental housing.
2. At a minimum, the deed restriction must accommodate households making less than 80% of area median income according to the Department of Housing and Urban Development (HUD). Such accommodation must provide affordable units such that no more than forty percent (40%) of tenant household income shall go towards the payment of rent. The deed restriction must remain in effect for a minimum of ten (10) years.
- 4.3. Applicants awarded this credit must submit annual reports verifying the standards above to remain in good standing of this provision.

9-5-18: QUANTITY AND TYPELOADING AREAS:

A.	<u>Gross Floor Area (Square Feet)</u>	Quantity	<u>Type</u>
	14,000 - 36,000	1	A
	36,001 - 60,000	2	A
	60,001 - 100,000	2 1	A B
	For each additional 75,000 or fraction thereof	1	B

- B. The size of off street loading spaces shall not be less than the following, exclusive of access platform and loading area:

Type A Spaces:	Length	35 feet
	Width	12 feet
	Height clearance	15 feet
Type B Spaces:	Length	65 feet
	Width	12 feet
	Height clearance	15 feet

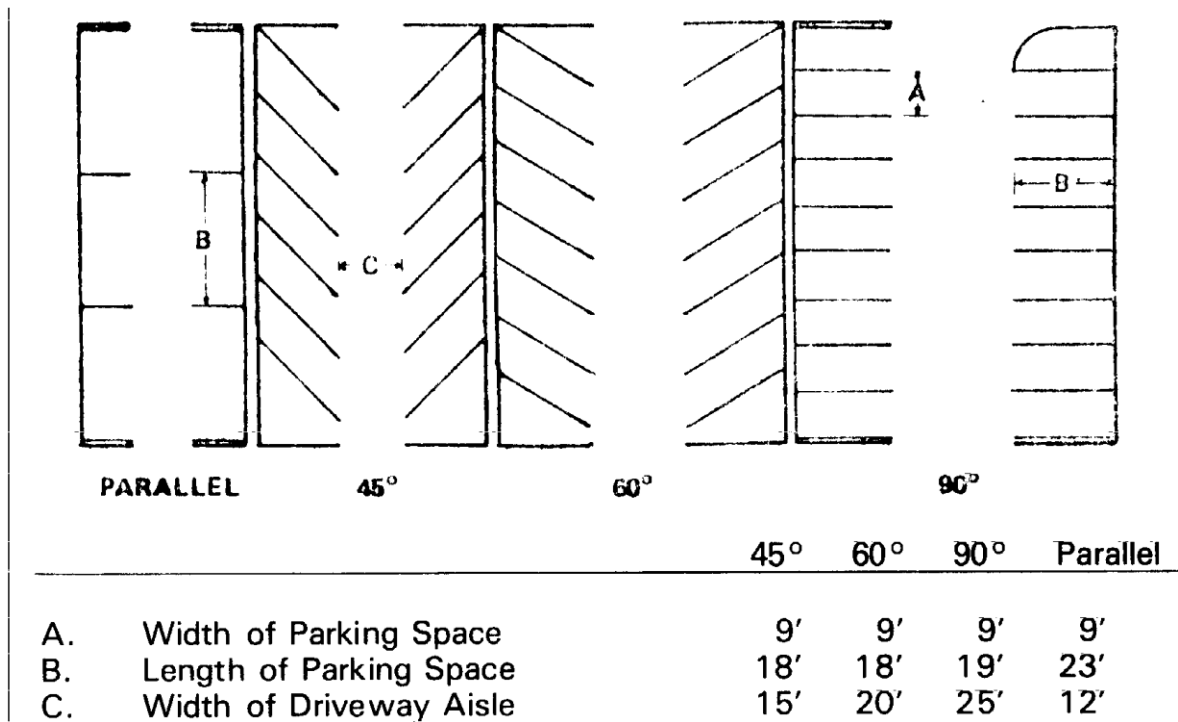
- C. Convenient access to loading spaces shall be provided and shall not be less than twelve feet (12') in width.
- D. Loading spaces may be located in required yards, providing such space is not roofed.

E. Loading spaces shall be located entirely on the property they are intended to serve. (Ord. 652, 4-16-1979)

9-5-19: PARKING SPACE DESIGN AND DIMENSIONS:

Off street parking spaces shall be provided in accordance with the following diagram: (Ord. 652, 4-16-1979)

Diagram, Parking Space Design And Dimensions



(Ord. 652, 4-16-1979; amd. Ord. 708, 2-19-1980)

9-5-20: COMPACT CAR STANDARDS:

D. These spaces designed and signed for compact cars shall have a minimum size of seven and one-half feet ($7\frac{1}{2}'$) in width and fifteen feet (15') in length. (Ord. 809, 7-15-1985)

9-5-2119: IN LIEU PARKING FEES:

A. Purpose: The purpose of these provisions is to allow businesses located in the downtown or Fifth Avenue areas to reduce the number of on site parking spaces through payment so as to meet the requirements set forth in this chapter. These businesses will be allowed to make payments into a special dedicated fund the city will use to develop parking in the downtown and Fifth Avenue areas. These provisions may be utilized for parking required for new construction or for an increase in required parking resulting from the change of use of an existing building.

B. Goals: The in lieu program is voluntary and has the following goals:

1. To creatively reduce parking requirements ~~in the downtown or Fifth Avenue areas~~ where appropriate;
2. To reduce the cost of development by reducing the funds required for building and maintenance of parking lots;
3. To facilitate the construction and improvement of public parking ~~in the downtown and Fifth Avenue areas~~;
4. To improve urban design;
5. To encourage shared parking; and
6. To support historic preservation.

~~C. Area Boundary: These parking in lieu provisions shall apply to all property located within the following described area:~~

~~Beginning at the intersection of Larch Street and Short Avenue;~~

~~Thence south to Main Street;~~

~~Thence west on Cedar Street to Sixth Street;~~

~~Thence south on Sixth Street to Church Street;~~

~~Thence west on Church Street to Boyer Avenue;~~

~~Thence south on Boyer Avenue to Lake Street;~~

~~Thence east on Lake Street to Euclid Avenue;~~

~~Thence north on Euclid Avenue to the alley of block A, Laws Addition;~~

~~Thence east along the alley of block A, Laws Addition to Fourth Avenue;~~

~~Thence south on Fourth Avenue to Lake Street;~~

~~Thence east on Lake Street to its terminus east of First Avenue;~~

~~Thence north of Lake Street to Bridge Street, including those lots or parcels fronting First Avenue;~~

~~Thence north of Bridge Street to Cedar Street, including those lots or parcels fronting on Bridge Street or First Avenue;~~

~~Thence west to Second Avenue, including those lots or parcels fronting on Cedar Street;~~

~~Thence north of Cedar Street to Poplar Street, including those lots or parcels fronting Second Avenue;~~

~~Thence west on Poplar Street to Third Avenue;~~

~~Thence north on Third Avenue to Larch Street;~~

~~Thence west on Larch Street to the Point of Beginning.~~

DC. Definitions:

IN LIEU PAYMENT: A onetime optional payment made to the city parking improvement fund fulfilling all or part of the parking requirements for a business within the defined parking in lieu area.

PARKING IMPROVEMENT FUND: A special dedicated fund to collect revenue from in lieu parking payments. Revenue collected is used to improve general parking in the designated parking in lieu area, to purchase or lease land, to improve city parking facilities, and to offset administrative expenses.

ED. Payment Calculation:

1. The parking requirements set forth in the parking code may be satisfied in whole or in part by the payment of a nonrefundable parking improvement fee ~~which will be calculated by the city of Sandpoint engineer and reviewed by the impact fee advisory committee. The current fee determination of ten thousand dollars of~~ (\$10,000.00) per space ~~was estimated by known property values and construction costs. The fee may be amended by resolution in the future.~~
2. Payment of fees ~~shall~~ must be made in conjunction with the issuance of a building permit. Upon payment of in lieu fees, applicant will receive a nontransferable certificate for each space that would otherwise be required by city parking requirements.
3. The city council may amend the fee by resolution to approximate increases in costs of providing parking.

FE. Parking Fund Use:

1. The "parking improvement fund", a dedicated fund, is hereby created to receive revenue from in lieu payments. ~~The fund shall be administered by the public works and planning departments.~~ The fund shall be used to provide and enhance public parking facilities ~~in the designated parking in lieu area~~, including buying or leasing land, constructing parking facilities, offsetting administrative expenses directly related to managing the account and the construction of facilities, coordinating parking planning, and erecting signage.

GF. Limitations:

- ~~1. Parking requirements for residential uses within the defined boundary may not be reduced using the in-lieu provisions.~~
21. In the event a business intends to satisfy more than fifty percent (50%) of the parking requirement by payment of parking fees, such application shall require review and approval of the ~~city council~~ Planning Commission. Proposed parking requests shall be reviewed at a regular meeting of the ~~city council~~ Planning Commission. Notice of such review shall be sent to all adjacent property owners of the property for which parking is requested and affected property owners shall have the right to comment. Any such request for parking may be denied or

| reduced if the ~~council~~ [Planning Commission](#) finds that permitting such request would have an adverse effect on the surrounding neighborhood. (Ord. 1173, 5-16-2007)